018.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,200 / 892,200
					USE VALUE:	892,200 / 892,200
					ASSESSED:	892,200 / 892,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HICKEY MARK J &
Owner 2:	SIMMONS MELISSA A
Owner 3:	
Street 1:	48 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAVELLE PATRICK J & ELLEN M -
Owner 2:	-
Street 1:	48 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,650 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2495 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6650.000	364,800	800	526,600	892,200
Total Card	0.153	364,800	800	526,600	892,200
Total Parcel	0.153	364,800	800	526,600	892,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.62 | /Parcel: 357.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 12774
GIS Ref:
GIS Ref:
Insp Date: 07/20/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,800	800	6,650.	526,600	892,200	892,200	Year End Roll	12/18/2019
2019	101	FV	277,000	800	6,650.	681,500	959,300	959,300	Year End Roll	1/3/2019
2018	101	FV	277,000	800	6,650.	433,700	711,500	711,500	Year End Roll	12/20/2017
2017	101	FV	298,900	800	6,650.	396,500	696,200	696,200	Year End Roll	1/3/2017
2016	101	FV	210,200	800	6,650.	322,100	533,100	533,100	Year End	1/4/2016
2015	101	FV	197,300	900	6,650.	322,100	520,300	520,300	Year End Roll	12/11/2014
2014	101	FV	197,300	900	6,650.	293,600	491,800	491,800	Year End Roll	12/16/2013
2013	101	FV	197,300	900	6,650.	279,400	477,600	477,600		12/13/2012

!1525!

PRINT

Date	Time
12/10/20	17:06:26

LAST REV

Date	Time
09/04/19	08:30:01
danam	
1525	

USER DEFINED

Prior Id # 1:	12774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAVELLE PATRICK	1484-3		1/8/2016		700,000	No	No		
	744-83		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	488	Wood Dec	11,200	C				add 27x11 deck
5/23/2017	597	Solar Pa	1,000	C				
3/21/2016	307	Heat App	13,000					HVAC
1/29/2016	109	Dormers	133,500					
1/21/2016	78	Redo Kit	33,650					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2016	Meas/Inspect	PT	Paul T
7/6/2016	Permit Visit	DGM	D Mann
2/9/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	263	PATRIOT
10/12/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	85.	0.93	2									526,576						526,600	

Total AC/HA: 0.15266 | Total SF/SM: 6650 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 526,576 | Spl Credit | Total: 526,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19744515
Const Adj.:	1.00999999
Adj $ / SQ:	151.177
Other Features:	100875
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448199
Depreciation:	83365
Depreciated Total:	364834

COMMENTS

PDAS SINK IN BSMT AND WET BAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

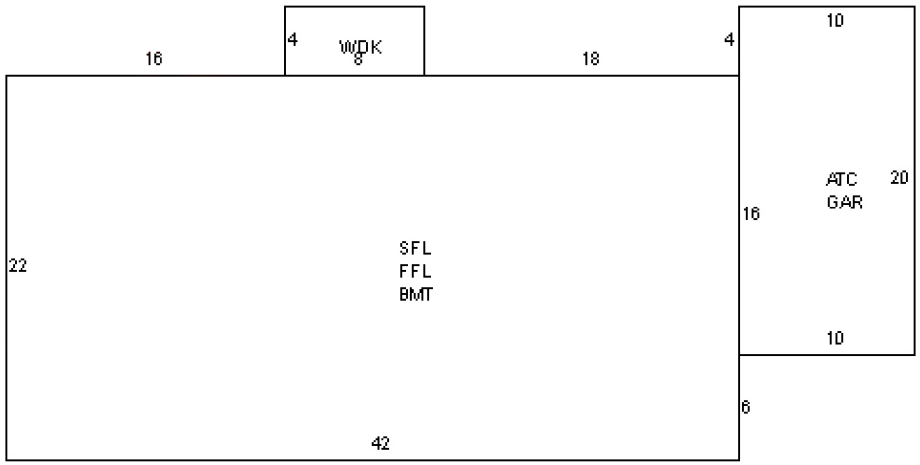
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.18
Special Features:	0	Val/Su Net:	118.67
Final Total:	364800	Val/Su SzAd	190.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	55.510	51,293
FFL	First Floor	924	151.180	139,688
SFL	Second Floor	924	151.180	139,688
GAR	Garage	200	27.770	5,555
ATC	Attic	70	151.180	10,582
WDK	Deck	32	16.160	517
	Net Sketched Area:	3,074	Total:	347,323
Size Ad	1918	Gross Are	3204	FinArea 2495

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X38	A	AV	1970	3.15	T	39.2	101			800			800
2	Frame Shed	D	Y	1	10X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800